



Twin Lakes Owners' Association

P.O. Box 2182, Harrisonburg VA 22801

540.423.3879

Board of Directors Meeting Minutes

January 21, 2021

Approved, February 28, 2021

NOTICE: This meeting was held virtually using Zoom due to the corona-virus pandemic. A period of public comment was allowed beforehand by publishing and distributing the meeting agenda earlier in the week.

PRESENT VIA ZOOM: Patrick Moctezuma, Chad Denby, Sue Lance, Peggy Keens, James Hayslett, Jane Garton and Paige Stough from APMS.

GUEST VIA ZOOM: None

CALL TO ORDER: 7:15

APPROVAL OF OCTOBER 2020 MINUTES: Approved by e-mail votes November 17, 2020.

APPLICATIONS FOR NEW BOARD MEMBERS: None

ELECTION OF OFFICERS: Re-election of Officers on the Board took place with no changes and all approved. However, there are needs for some help to Lakes & Dams. Patrick is serving on 3 other committees and that has him on overload, so others are needed to step up on Lakes and Dams which consist of managing Michael, vendors, permits (which at this time are good for 5 years), phone communication, etc.

COMMITTEES

FINANCE: Treasurer's report:	\$57,778.06 – Operating
	5,293.46 – Reserve
	1,954.00 – Petty Cash

There will be no adjustments at this time to the 2021 budget which is set at \$337,652. Time will tell if we should need to make any adjustments later on. We have finally received the refund of our construction bond in the amount of \$33,033.00. Our 2020 budget was \$393,000.00, but due to the pandemic we were down by \$25K, less than planned, so therefore we spent \$25K less,

only what was taken in and ended the year in solid financial shape.

We do have a proposal to accept the bid and pay the invoices presented to us for repair to the damaged trash racks on Lake 1 and Lake 3 for \$14,500 and the repair to Dam 2 for \$15,800 to pay for the slide damage from one of our relentless storms which consists of groundwork and seeding where it was damaged. Motion by Jane and seconded by Sue with all approved. It was also agreed that after the bond money was deposited, to transfer \$10K from the operating account to the reserve account. Motion made by Sue and seconded by Sue with all approved.

We also agreed to extend the Fee Forgiveness Program for one more quarter, ending at the end of March 2021. Motion made by Chad and 2nd by Peggy, all approved.

APMS: legal actions, have prepared 13 warrants in debt.

AAB Delinquency report required of APMS by 1/25/2021. Patrick will work with Peggy to complete and submit by month's end to Alliance Bank.

ROADS:

No recent activity. Currently, should be replacing concrete on E. Daffodil Rd. Plan is to get estimates for small and needed road repairs and to pave the large culvert area that was repaired in the early fall on Geranium Road. Hopefully, that can be done in March. Estimate could be around \$5K but if we can catch SL Williamson in the area it could cost an estimate of around \$3K when they do not have to pull a full crew for just this area. In the meantime, maybe note new potholes that could be fixed at the same time. Maybe come fall, if we have some extra money, we could do some road paving.

LAKES AND DAMS COMMITTEE:

E-mail votes were received for approval of the cost of the trash racks, repair and labor at a cost of \$14,450 for Lakes 1 & 3. These are more robust and should stand up to the kind of beating they received during Fall flooding of last year. They are being built and shipped around the second week of February and with installation to take place a week or two thereafter. Dam 2 sloughing section will also be repaired around the same time.

Patrick has talked to Michael about the removal of the debris around Dam 2 trash rack collected from the Christmas Eve storm and that should be done by the end of this week or next. The valves have not been tested which he intended to do in October but never got to it, so Patrick suggested that since the water levels will be dropped several feet to replace the trash racks it would be a good time to take the opportunity to do this test for water flow rates. For example, if we need to close the valves 100%, how much is it going down in 8 hours, 16 hours, etc. so in the future if we have to lower the lake levels, we will know how long it takes.

RULES COMMITTEE:

Paige and I did an inspection December 9, 2020. Did not have a lot and Paige was to send the letters in a couple of days. As it turned out, letters did not get sent out because she has been sick and out of the office. We plan to try and do another more thorough inspection next week. In doing some ride around inspections myself, there were a couple issues that had been on the list that I simply talked to the people and the issues was quickly resolved.

The property owner on Amicus with the septic issues is near complete. The tank was delivered and is in the ground. There are some minor completion issues to be done on the septic field and Alan at the Greene Health Dept. is to send me a copy of permit when all has been completed and inspected.

Paige was in the area today to clean up some outstanding matters. Reports can now be sent to committee members through the AppFolio system, i.e., violations, ARBs, financial, etc. Paige to send an example of the disclosure packet send to perspective homeowners.

COMMUNICATIONS COMMITTEE:

Contents for the winter newsletter should be sent by 2/8/2021. This should also include the new rules.

We should also send out a press release about the completion of the lake restoration.

WEBSITE:

33 visits

SPECIAL PROJECTS COMMITTEE:

Nothing new at this time.

NEW BUSINESS:

No new business

ADJOURNED: 9:15 PM